

**NEW APPLICATIONS 2**

# MIAMIBEACH

## Land Use Boards

### Historic Preservation Board

TO: Historic Preservation Board  
FROM: Thomas Mooney, Director  
DATE: March 17, 2026  
TITLE: HPB25-0645, 235 WASHINGTON AVENUE – BASECAMP305

**PROPERTY**

235 Washington Ave

**FILE NO.**

HPB25-0645

**APPLICANT**

John D. Marshall

**IN RE:**

An application has been filed requesting a Certificate of Appropriateness for the total demolition of the existing 2-story structure, and its replacement with the construction of a new recreation field for the abutting, previously approved school, located at 251 Washington Avenue.

**PRIOR ORDER NUMBER:**

**Applicable Area**

South Beach

**Is this a “Residents Right to Know” item, pursuant to City Code Section 2-14?**

Yes

**Does this item utilize G.O. Bond Funds?**

No